



Zoning Committee

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**REQUEST**

Current Zoning: R-3, R-4 (Single Family Residential)  
Proposed Zoning: R-6 (Single Family Residential)

**LOCATION**

Approximately 7.4 acres located west of Korniv Drive between  
Lauren Kay Court and Coppola Drive.

(Council District 2 - Graham)

**PETITIONER**

Enquor Construction, LLC

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**ZONING COMMITTEE  
ACTION/ STATEMENT  
OF CONSISTENCY**

The Zoning Committee voted 6-0 to recommend APPROVAL of  
this petition and adopt the consistency statement as follows:

This petition is found to be both **consistent** and **inconsistent**  
with the *Brookshire/I-485 Interchange Study* based on the  
information from the staff analysis and the public hearing, and  
because:

- The *Brookshire/I-485 Interchange Study* recommends  
single family land use; but
- The petitioner's request exceeds the *Study's*  
recommendation for density of no more than 4 dwelling  
units per acre (DUA).

Therefore, we find this petition to be reasonable and in the  
public interest, based on the information from the staff analysis  
and the public hearing, and because:

- The petition is consistent with the single-family land use  
recommendation for the area.
- While the requested density of 6 DUA exceeds the land  
use plan recommendation, it meets the General  
Development Policies (GDPs) for 6 dwelling units per acre,  
and the proposed development will remain single-family.
- The site is approximately 1/2 mile from amenities including  
Coulwood Shopping Center and Mountain Island Lake  
Academy PreK-8.

The approval of this petition will revise the adopted future land  
use as specified by the *Brookshire/I-485 Interchange Study*, from  
single-family up to 4 DUA recommended land use to single family  
up to 6 DUA land use for the site.

Motion/Second: Welton / Rhodes  
Yeas: Blumenthal, Chirinos, Rhodes, Samuel, Spencer  
and Welton  
Nays: None  
Absent: Ham  
Recused: None

**ZONING COMMITTEE  
DISCUSSION**

Staff provided a summary of the petition and noted that it is both consistent and inconsistent with the adopted area plan.

There was no further discussion of this petition.

**PLANNER**

Joe Mangum (704) 353-1908